

060.0

0006

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

874,800 / 874,800

USE VALUE:

874,800 / 874,800

ASSESSED:

874,800 / 874,800


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
62		WESTMINSTER AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BEENTJES RALPH

Owner 2: BEENTJES SARAH BETH JASPER

Owner 3:

Street 1: 62 WESTMINSTER AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: BEENTJES RALPH -

Owner 2: -

Street 1: 62 WESTMINSTER AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .427 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1870, having primarily Clapboard Exterior and 1506 Square Feet, with 1 Unit, 0 Bath, 2 3/4 Baths, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
----------	-------------	----------	-------------	--------------------	-----------	-----------	-----------	------------	------------	-----	-------	------------	-----------	--------	---	--------	---	--------	---	-----------------	-----------	---	-----------	--------	------	-----------	-------

101	One Family		18585	Sq. Ft.	Site		0	70.	0.45	6				Easemen	-5	Topo	-10			585,065						585,100
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Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	18585.000	289,700		585,100	874,800

Legal Description		User Acct
		40020
		GIS Ref
		GIS Ref
		Insp Date
		07/15/19

!5272!

USER DEFINED

Prior Id # 1:	40020
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/30/21	01:54:37
LAST REV Date	Time
10/06/20	11:34:55
apro	
5272	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID 060.0-0006-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	289,700	0	18,585.	585,100	874,800		Year end	12/23/2021
2021	101	FV	282,100	0	18,585.	585,100	867,200		Year End Roll	12/10/2020
2020	101	FV	315,900	0	18,585.	585,100	901,000	901,000	Year End Roll	12/18/2019
2019	101	FV	205,400	0	18,585.	576,700	782,100	782,100	Year End Roll	1/3/2019
2018	101	FV	212,600	0	18,585.	443,000	655,600	655,600	Year End Roll	12/20/2017
2017	101	FV	212,600	0	18,585.	417,900	630,500	630,500	Year End Roll	1/3/2017
2016	101	FV	212,600	0	18,585.	384,500	597,100	597,100	Year End	1/4/2016
2015	101	FV	201,400	0	18,585.	359,400	560,800	560,800	Year End Roll	12/11/2014

SALES INFORMATION**TAX DISTRICT**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BEENTJES RALPH,	73281-275	1	9/16/2019	Convenience		1	No	No	
BISHER NANETTE,	73173-41	1	8/26/2019		830,000	No	No		
BELAIR MICHAEL	70338-434		12/5/2017	Estate/Div	550,000	No	No	4	DOROTHEA A BELAIR D.O.D. 5/8/17 BK 70338 43
BELAIR DOROTHEA	48095-380		8/31/2006	Family		1	No	No	
	12632-462		5/17/1974		40,000	No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/6/2018	1654	Inter Fi	85,500	C				
8/16/2018	1165	Inter-De	25,000	C				
8/8/2018	1128	Re-Roof	5,200	C				

Date	Result	By	Name
10/17/2019	SQ Returned	JO	Jenny O
7/15/2019	Meas/Inspect	DGM	D Mann
7/15/2019	Permit Visit	DGM	D Mann
9/15/2018	MEAS&NOTICE	HS	Hanne S
1/23/2009	Meas/Inspect	336	PATRIOT
10/24/2000	Hearing N/C	189	PATRIOT
1/11/2000	Mailer Sent		
1/11/2000	Meas/Inspect	163	PATRIOT
7/30/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION

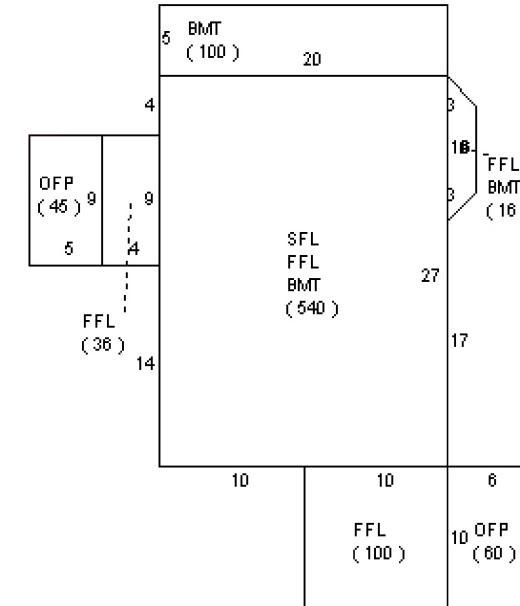
Type:	6 - Colonial	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	2 - Clapboard	
Sec Wall:	1 - Wood Shingl	30 %
Roof Struct:	5 - Mansard	
Roof Cover:	1 - Asphalt Shgl	
Color:	MAUVE	
View / Desir:		

BATH FEATURES

Full Bath:	Rating:
A Bath:	Rating:
3/4 Bath:	2 Rating: Very Good
A 3QBth:	Rating:
1/2 Bath:	1 Rating: Very Good
A HBth:	Rating:
OthrFix:	1 Rating: Average

COMMENTS

COMMON DRIVE. OF=BMT SINK.

SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1870
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G20
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	1 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	15 - H.V.A.C
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%

CALC SUMMARY

Basic \$ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.95870411
Adj \$ / SQ:	168.253
Other Features:	110529
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	355847
Depreciation:	66188
Depreciated Total:	289659

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	1.00	Before Depr:	168.25	
Special Features:	0	Val/Su Net:	149.41	
Final Total:	289700	Val/Su SzAd:	245.93	

PARCEL ID

060.0-0006-0002.0

MOBILE HOME

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N

Total Yard Items: []

Total Special Features: []

Total: []

IMAGE**AssessPro Patriot Properties, Inc**